NPS Form 10-900
(Rev. 10-90

OMB No. 1024-0018

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name VILLA PROVIDENCE

other names/site number Frank Anthony Curci House; FMSF# 8BD2443

2. Location

street & number 324 S.W. Second Avenue N/A ☐ not for publication

city or town Hallandale Beach N/A ☐ vicinity

state FLORIDA code FL county Broward code 011 zip code 33009

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Barbara E. Mattick / DSHPO 10/31/2013
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register
☐ See continuation sheet
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ See continuation sheet.
☐ removed from the National Register.
☐ other, (explain)

for Edson H. Beall
Signature of the Keeper

Date of Action 12.24.13

VILLA PROVIDENCE
Name of Property

Broward Co., FL
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☐ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☒ buildings
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

RECREATION AND CULTURE: Museum

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:
Italian Renaissance

Materials
(Enter categories from instructions)

foundation Stucco
walls Stucco
Simulated Brick Veneer
roof Tar and Gravel
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☒ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
AGRICULTURE

Period of Significance

1924-1955

Significant Dates

1924

Significant Person

Curci, Frank Anthony

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown
Blder: Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 36) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey
#

☐ recorded by Historic American Engineering Record
#

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State Agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of Repository

VILLA PROVIDENCE
Name of Property

Broward Co., FL
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References
(Place additional references on a continuation sheet.)

	Zone	Easting	Northing
1	17	585000	2873848
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Bonnie B. Dearborn , Preservation Consultant/Carl Shiver, Historic Preservationist

organization Florida Bureau of Historic Preservation date September 2013

street & number 500 South Bronough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name City of Hallandale Beach

street & number 400 South Federal Highway telephone (954) 458-3251

city or town Hallandale Beach state Florida zip code 33009

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

SUMMARY

The Villa Providence at 324 S.W. 2nd Avenue in Hallandale Beach, Florida, was built by Frank Anthony Curci in 1924. The Italian Renaissance Revival style residence resembles a 15th century Italian villa. Major features of the two-story house include a five-bay arcaded loggia having round arches along the main (east) facade, first and second story full-width terraces, a belt course, cornice and flat roof. The house is built of concrete with exterior walls constructed of stucco-covered hollow clay tile. An open straight-run masonry stairway with a utilitarian metal railing provides access from the ground to the terrace above. The residence has what were originally five bedrooms and includes a large ceramic mural over the fireplace in the parlor with Frank Anthony Curci's initials glazed into a tile. The house also has a sub-grade basement, which is unusual for South Florida. Curci sold the house in 1955, and it passed through several owners, finally becoming abandoned. In derelict condition by 2003, the building was scheduled for demolition by a developer who had purchased the property. Concerned residents and city and county officials came to an agreement with the developer of the new residential neighborhood that saved the house from being demolished. Purchased by the City of Hallandale Beach, Villa Providence underwent extensive rehabilitation between 2006 and 2010.

SETTING

Hallandale Beach is a city in Broward County, Florida, named after Luther Halland, a worker for Henry Flagler's Florida East Coast Railroad. As of the 2010 census, the population was 37,113.The city is known as the home of Gulfstream Park (racing and casino) and Mardi Gras Casino greyhound racing track, which hosts the World Classic. It also has a sizable financial district, with offices for a number of banks and brokerage houses. Due to the large number of tourists who eventually retire in the city, Hallandale Beach has one of the fastest growing populations in Broward County and Metro Miami. Hallandale was incorporated as a town on May 14, 1927. By that time, a thriving community of 1,500 residents, with electricity and street lights, was in place. In 1947, Hallandale was reincorporated as a city, allowing it to expand its borders through annexation of nearby unincorporated land lying adjacent to the Atlantic shore. In August 1999, the city officially changed its name to Hallandale Beach.

The 4,752 square foot house now occupies only a .42 acre plot of what was once a 15-acre site surrounded by citrus groves and vegetable farms. The surrounding area is now made up of modern single and multi-family dwellings located near downtown Hallandale Beach. Villa Providence now sits on a lot with an extensive front lawn fronting on S.W. Second Avenue (Photo 1). East, north, and west of the Villa Providence property are mostly one-story single- and multi-family residences. The property is bounded on the east by S.W. 2nd Avenue and on the west by S.W. 2nd Terrace. The Hallandale Fire Department is located across S.W. Second Avenue northeast of the property. Immediately south is a cluster of three townhouse buildings known as Curci Village. Its name reflects the saving of the Villa Providence from demolition. The south edge of the property is bordered by a six-foot board-on-board wood fence landscaped with shrubbery (Photo 2). A mature oak tree,

royal palms, terraced shrubbery and expansive front lawn bounded by a six-foot high, black wrought iron, paneled fence and arched gate supported by large masonry columns borders the property facing S.W. Second Avenue (Photo 3). Tall mature royal palm trees line the gravel driveway leading to the porte-cochere attached to the south elevation of the Villa Providence.

Well maintained shrubbery and spans of greenery are located near the house, complementing the walkways and parking areas covered with pavers surrounding the building. The west edge property, along S.W. 2nd Terrace, is bounded by a six-foot chain link fence and a two-panel chain link gate that gives access to the parking area adjacent to the handicapped ramp along the north elevation (Photo 4). A six-foot wide walkway and parking area define the north edge of the property, separating the Villa Providence from the historic J.W Moffit House (Florida Master Site File #BD 2450) that was moved there in 2008 (Photo 5). The Moffitt House built in 1906, was moved from 134 S. Dixie Highway to make room for an office building. Immediately north of the Moffitt House is a single family dwelling at 313 S.W. 2nd Terrace. On the walkway at the front of the house is a City of Hallandale historical marker that gives the history of Villa Providence (Photo 6).

PHYSICAL DESCRIPTION

Exterior

The foundation of the Villa Providence (Curci House) is constructed of poured concrete enclosing a partial basement and crawl space (See Floor Plans). Air vents are placed above grade beneath the first floor. The original exterior walls are constructed of hollow clay tile with concrete mortar. The walls are sheathed with textured stucco and covered with simulated brick veneer. The fenestration consists of single or double 6/1-light sash windows, symmetrically placed on all four elevations. A stone belt course is a few feet below the roof line and a molded stone cornice crowns the straight line parapet surrounding the flat roof on all elevations. Prominent stone quoins complement the building's massing and distinctively frame all four elevations. The building is painted white with the trim, including the quoins, belt course and cornice, painted taupe.

East Elevation (Main Facade)

The main (east) facade of the house looks very much as it did when it was first constructed in 1924 (Photos 7-8). The wall is covered with simulated masonry veneer. The first story has a distinctive full-width porch enclosed with a five-bay Renaissance style arched loggia supported by masonry columns that are crowned by voussiors fitted with a keystone. Segmental style arches frame the south and north ends of the porch and 6-inch square tile covers the porch floor (Photo 9). A masonry curvilinear stoop with brick treads and cobalt blue ceramic tile risers ascend to the porch. A concrete balustrade with urn balusters extends between the columns on both sides of the stoop. In the center of the porch is a pair of 6/1-light double-hung wood sash windows. The principal entranceways consist of two single French doors placed toward the ends of the porch, providing

separate entrances to the living room and parlor. The second story of the main facade features two pairs of 6/1-light sash windows that flank double French doors found in the center of the facade. A balustrade, similar to the one on the porch below, borders the front of the full-width terrace and is crowned with six large masonry urns placed on the short piers of the balustrade. Quoins are found at the corners of the facade, and two small square louvered vents, located between the cornice and belt course, complement the Italian villa design. The double windows are embellished with stepped simulated masonry lintels as are the surrounds on the terrace arches. The second story terrace connects with the one-story porte-cochere attached to the south elevation of Villa Providence. The roof of the porte-cochere is surrounded with a balustrade like those found on the first floor porch and second floor terrace. An open straight-run masonry stairway with a utilitarian metal railing provides access from the ground to the terrace above.

North Elevation

The north elevation (Photos 10-11) has unadorned window frames. The east end of the north elevation is covered with simulated textured masonry up to and including the exterior chimney that is crowned with a step molding. The main facade, porte-cochere and portions of the north and south elevations and exterior chimney are sheathed with terra cotta-colored simulated masonry. The walls are sheathed with textured stucco, and the elevation exhibits a continuation of the of quoins and stringcourse found on the main facade, but there is only a single louvered vent. A handicap ramp runs on the north elevation from the parking area and the north end of the first story porch.

West Elevation

The west elevation (Photo 12) is finished in the stucco and has unadorned single and double windows. A one-story wing projects from the north end of the west elevation. A five-step masonry platform entry is flanked by a utilitarian metal railing. The wing has a low pitch hip roof covered with asphalt shingles and is also embellished with stone quoins corresponding to the main building. A 12-light glass and wood paneled door accesses the room off the kitchen. Single windows are located on the west and south elevations. Adjacent to the wing at ground level is a central solid wood door providing access to the partial basement (originally a wine cellar) beneath the house. A six-foot square area next to the basement entrance exhibits a reconstruction of the original wall finish consisting of textured stucco embedded with fragments of colored glass (Photos 7-8).

South Elevation

The south elevation is (Photo 13) partially sheathed with textured stucco and the the rest has the textured masonry treatment. Unadorned single and double windows and double French doors are symmetrically placed. A porte-cochere projects from the east end of the south elevation, which is accessed from the gravel driveway off S.W. Second Avenue to the east and a pavered area off S.W. Second Terrace on the west. It is sheathed in

simulated masonry and segmental style arches with stepped simulated masonry partial surrounds frame the porte-cochere openings. The terrace is enclosed with a masonry "Old World" style balustrade with urns and a terra cotta tile floor corresponding to the main building. Double French doors provide access from the porte-cochere terrace to the original master bedroom.

HISTORIC ALTERATIONS

Exterior

A few alterations to the Villa Providence property occurred while the Curci's lived there from 1924-1955. The first known alteration was the one-story addition on the west elevation built within a year of the original construction. This was added after realizing they needed another dining area to avoid going into the formal dining room for every meal. A comparison of two historic photographs (exact dates unknown) indicates a change to the main entrance of the Villa Providence. An earlier photo believed to be around 1926 after the 1926 hurricane has newly planted landscaping and shows a central double door entrance flanked by double windows (Photo 7). Another photo, titled Villa Providence Guest House—Frank A. Curci, Owner, shows more mature and well maintained landscaping, suggesting a later time. The central double door was replaced with double windows and two single doors replaced the flanking double windows, creating separate entrances (Photo 14).

When the building was sold in 1955 it became the Hallandale Sanitarium (Photo 15). A number of changes took place at that time to accommodate its new use. The exterior stairs were added to provide a second means of egress from the second floor. The staircase is visible in the photo through the trees and shrubs. It was also the time that the most changes were made to the exterior. One of the changes was the exterior finish. The exterior of the Villa Providence was originally finished with textured stucco embedded with fragments of colored glass that came from Italy. The glass fragments reflected the sunlight during the day and glowed in the moonlight at night. In the early 1950s, the main facade, porte-cochere and portions of the north and south elevations and exterior chimney were sheathed with terra cotta-colored simulated masonry, a popular finish used in the late 1940s through the 1950s. The remaining textured stucco-embedded glass finish was painted white as was all the trim, including the terrace arch surrounds, balustrades, quoins, belt course and cornice. All of the original multi-pane windows and doors on all elevations were also replaced with jalousies. Hurricane metal awnings were added to all the windows except those enclosing the first terrace.

East Elevation: The first-story terrace was entirely enclosed to add interior space to the hospital-like facility. Jalousie windows were used to fill in the arched opening. The central door also had a jalousie treatment. All the windows and doors were embellished with stepped simulated masonry lintels that remain today. North Elevation: The east end of the north facade and the chimney were sheathed in simulated masonry and the chimney crowned with stepped molding. The remaining textured stucco walls with glass were painted white.

West Elevation: No alterations other than already noted. South Elevation and Porte-Cochere The east end of the south elevation was sheathed in simulated masonry veneer. A masonry straight-run stairway with a mid landing and utilitarian metal railing was added at an unknown date after 1955 along the south side of the porte-cochere providing access to its terrace above.

REHABILITATION

Exterior

When the city of Hallandale Beach successfully acquired the property on July 15, 2005, the Villa Providence was in a severely dilapidated condition. The windows were boarded up; broken glass littered the yard, portions of the roof and walls had collapsed, and remaining exterior walls were sprayed with painted graffiti. The inside was considered unsafe. In addition to stabilizing the building to make it structurally sound and meeting code requirements and hurricane standards, the city made significant visual changes to the exterior of the Villa Providence in keeping with the original design. All of the jalousie windows were replaced with 6/1-light sash windows and the doors were replaced with single and double casement French doors. All the metal awnings were removed. The entire house was painted white. The trim, including the quoins, belt course and molded cornice, was painted taupe. The tile on the first and second story full-width terraces, as well as the terrace on the porte-cochere, were replaced with 6-inch terra cotta tile. A six-foot square area next to the basement entrance exhibits a reconstruction of the original wall finish consisting of textured stucco embedded with fragments of colored glass (Photos 16-17).

Interior

The deteriorated condition of the interiors of the Villa Providence required substantial renovations when it was rehabilitated in 2006. It had collapsed ceilings and walls, deteriorated plaster, termite damaged and rotted floors, and severe damage to structural elements requiring extensive stabilization and reinforcement to bring the building into a structurally sound condition and meet all codes to function as public space. For the most part, the following described changes were done at the time the building was rehabilitated between 2006 and 2010, unless otherwise noted.

Basement/Crawl Space exhibits stabilizing and reinforcement elements that has made the Villa Providence structurally sound, safe and functional for public use.

First Floor: The deteriorated termite damaged and rotted Dade County Pine floors on the first floor were replaced with Georgia pine floors. The dilapidated condition of the original lath and plastered walls and ceilings were covered with new gypsum dry wall and painted white. All the wood trim has tinted wood stain. All the windows throughout were replaced with single or double 6/1-light sashes. The doors were replaced with

single or double French doors as appropriate. The original double French doors separating the parlor and living room had been removed sometime earlier. The openings between the rooms have been widened to accommodate exhibits and house tours. The wheel chair ramp constructed on the north elevation of the building fulfills the Americans with Disabilities (ADA) requirement for public access.

Parlor: The east wall experienced the most changes over time. The original central entrance double doors and flanking double windows were replaced when Frank Curci still owned the house. The jalousie infill enclosing the first floor terrace was removed, restoring the original terrace appearance as it was when the Curcis lived there. The single paneled doors on the east wall of the parlor have been replaced with a single French door. On the north wall is the fireplace (Photo 18) with the original framed ceramic tile panel of "Columbus Discovering America" (Photo 19) above the mantel, which had survived the surrounding deterioration. Artifacts, contributed by the Curci family, including Frank Curci's violin and period furnishings, have been placed near the fireplace. Other furnishings to accommodate exhibits and meeting place for the City of Hallandale Historic Preservation Board have been added. Living Room: The enlarged opening connecting the living room to east parlor (Photo 20) shows the restored 6/1-light sash windows that replaced the double jalousie windows installed in the 1950s. The single paneled door replaced the single French door, maintaining the separate entrances put in when Curci owned the building. The original double full-casement French doors that gave access to the porte-cochere have been replaced with double windows, providing natural lighting as did the original doors. It is also furnished for exhibits and educational tools for visitors. Dining Room: The restored dining room (Photo 21) exhibits period-appropriate furnishings. Kitchen: The space (Photo 22) has been fitted with built-in counters with shelves above and exhibits period-appropriate appliances and other artifacts. The wing off the kitchen, originally used for casual dining, now functions as a second kitchen, with a sink and appliances to accommodate small gatherings at Villa Providence. Modern Restroom: The downstairs modern restroom is located opposite the stairway to the second floor, between the parlor and kitchen, where Frank Curci originally had a small music room and Rosina had her sewing room. Since the building is not used as a residence, only a washbasin and a toilet were installed.

Second Floor

The dilapidated condition of the stairs to the second floor required their complete reconstruction (Photo 23). Consisting of wooden steps and a balustrade exhibiting a molded handrail and turned balusters, the steps run north to a turning landing lit by a single 6/1-light window before running south to the second floor. The staircase enters the second floor between Bedrooms 3 and 4. The second floor retains its original layout made up of a large central stair hall with access to the five former bedrooms and a single restroom. The deteriorated Dade County Pine floors were replaced with plywood and covered with carpeting throughout, except for in the restroom. The original lath and plaster walls and ceilings were replaced, covered with gypsum dry wall and painted white. The trim is tinted wood stain. Similar to the first floor, all the windows and doors have been replaced. The exterior doors were replaced with new double French doors in keeping with the original design.

The interior doors to all the bedrooms were removed, leaving open doorways to accommodate ease of access. Bedroom 1: The former master bedroom is located on the southeast corner of the house. Double French doors access the terrace over the porte-cochere. The furnishings consist of a large wooden conference table and chairs (Photo 24).

Bedroom 2 is the middle room on the east wall with new double French doors accessing the terrace. Bedrooms 3, 4 and 5 maintain their original appearance and function mainly as a repository for the City of Hallandale archives. The restroom that replaced the one original bathroom (Photos 25-26) is located on the west wall between Bedrooms 4 and 5 and has one window. Decorative Spanish-Moorish style ceramic tile covers the lower half of all four walls. The walls above are painted white. More than 40% of the original decorative Spanish-Moorish style ceramic tile and new matching tile was used to restore the striking colorful tile work on the lower half of the walls. The musically themed tile plaques in the corners of the floor have been restored. The rest of the floor has been covered with terra cotta tile and ceramic inlay in keeping with the period. A vintage-style pedestal sink and a water closet have replaced earlier fixtures. The floor is covered with terra cotta tile with an inlaid ceramic border set approximately twelve inches from the edge. Musically themed ceramic plaques decorate two of the four corners of the bathroom floor. The tiles and plaques in the restroom exactly replicate the musically themed originals, which had been damaged and broken during the period when the building was abandoned.

SUMMARY

The Villa Providence is significant at the local level under Criterion C in the area of Architecture for its Italian Renaissance style architecture and under Criterion B for its association with Frank Anthony Curci, a pioneer settler of Hallandale, an accomplished violinist who played with the John Philip Sousa Band, and who became a successful farmer, entrepreneur, community advocate, landscape gardener and the builder of the Villa Providence. Curci and his wife Rosina had seen original examples of the Italian Renaissance style in Italy and it became the style of their dream home.[1] The former residence is considered one of city's important architectural legacies and is believed to be the only mansion built in Hallandale Beach during the Florida Land Boom of the 1920s.[2] The period of significance for the Villa Providence is from 1924, the year it was constructed, to 1955, the year Frank and Rosina Curci sold the property. Until 2003, the property saw a number of uses, for a short time serving as a guest house and a sanitarium, and underwent physical changes and deterioration, eventually being abandoned. It was rescued from being demolished and extensively rehabilitated. Its Italian Renaissance style retains its physical integrity of location, design, materials, and workmanship that reflect its historic significance.

HISTORIC CONTEXT

Hallandale was one of railroad magnate Henry Flagler's "colonies" that served as home for Flagler's railroad workers when he brought his railroad through South Florida in 1896. The colonies later served as farm towns where settlers grew fruits and vegetables that were transported north on Flagler's railroad, an important aspect needed to sustain his railroad. Hallandale was established as a Swedish farming colony by the Florida East Coast Railway. Luther Halland and Swedish immigrant Olaf Zetterlund touted the frost-free climate and cheap land of the settlement. Halland constructed a small trading post and became the first postmaster of the small community. By 1900, the community had slowly grown to a dozen families—seven of Swedish, three of English, and two of African descent. In 1904 the first school was built, and the first church followed two years later. Hallandale was primarily a farming community; the beach was undeveloped and was used by the residents only for recreational purposes. The Hallandale Precinct 5, as it was known, comprised 2,500 acres, with approximately 1400 acres dedicated to farming when Frank Curci and his wife Rosina and three children moved there around 1907.[3] When Curci arrived in Hallandale, he bought a 15-acre grove of citrus and avocado trees in the West Prairie section of Hallandale, the area now west of Dixie Highway. Later he bought an additional 100 acres, including land east of the Intracoastal Waterway to State Highway A1A, eventually accumulating over

[1] Billie Kimes, Interview by Bonnie Dearborn, Villa Providence, Hallandale Beach, Florida, May 24, 2013.
[2] William R. Adams, "Historic Hallandale": Broward Legacy, Journal of South Florida History, Winter-Spring, Vol 16, Nos.1-2 1993, : 1-19
[3] Ibid

500 acres of farmland.[4] The East Prairie was developed for larger farms than West Prairie, where the average farm was 20 acres or less. Truck farming was Hallandale's main industry. Although citrus and other fruits were also grown, it was tomatoes that soon became the primary vegetable transported to the Northeast to meet the demand for fresh vegetables in the winter. Fourteen packing houses lined the west side of the railroad track in Hallandale. By World War II, approximately 400,000 crates of vegetables, mainly tomatoes, were shipped from the area, and prices for the produce skyrocketed to the highest levels known in the nation's history. After World War II, the demand for vegetables declined substantially, resulting in lower prices than those to which the farmers had become accustomed.[5]

Unlike Hollywood, its neighbor to the north, Hallandale was not part of the land boom of the early 1920s, despite the fact that over 20,000 people were arriving in Florida daily. The "Tin Can Tourists," tourists who stayed in tents and ate out of tin cans, became a common sight in South Florida. A few small pockets of development did occur in Hallandale east of Federal Highway, including a small development of houses built in a distinctive Mediterranean Revival style, many of which still remain today. Frank Curci and another farmer, H.C. Schwartz subdivided land to be developed in the southwest area of Hallandale.[6] Frank Curci's Villa Providence was considered one of city's important legacies of the 1920s.[7] With its regal architecture and its 11-acre beautifully landscaped setting, Villa Providence became the most admired residence in Hallandale.

Caught up in the widely publicized land boom of the early 1920s and the success of neighboring Hollywood, residents of Hallandale requested and received approval to be annexed to Hollywood in November 1924.[8] When the eye of the 1926 Hurricane, with 128 mile winds, swept through the area it devastated many of the new developments in Hollywood. Most of the buildings in Hallandale were also destroyed or severely damaged by the storm. The Villa Providence, however, sheltered 16 people in addition to the Curci family and received only minor damage from the hurricane. Only 18 months after being annexed to Hollywood, Hallandale seceded from Hollywood to avoid the heavy tax burden faced by residents caused by the devastation of the hurricane. Frank Curci became involved in civic affairs and was instrumental in getting Hallandale de-annexed from Hollywood and having Hallandale approved as Broward County's ninth incorporated town on May 14, 1927.[9-10]

After Frank Curci sold the Villa Provence in 1955, he and Rosina moved to a smaller house a few blocks away. Villa Providence was used as a guest house for one winter (Photo 14)[11] then became the Hallandale Sanitarium

[4] Adams, 11.
[5] Ibid, 13.
[6] Bill McGoun, Hallandale, (Hallandale Historical Society, Hallandale, Florida, 1976, 17.
[7] Adams,14.
[8] McIver, Stuart, Fort Lauderdale and Broward County, Windsor Publications, Inc. Woodland Hills, CA. 1983, 86,99.
[9] Seth H. B;ramson, Hallandale Beach Florida, History Press, Charleston, SC, 54..
[10] Stuart B.McIver, Fort Lauderdale and Broward County,99.
[11] Betty Curci Parks. Phone interview by Bonnie Dearborn. June 11, 2013

(Photo 15). Later it was used as a Buddhist center and cheap temporary lodging for transients.[12] Afterward, it became derelict and was eventually abandoned and boarded up (Photos 27-28)

Property developer Richard Shan purchased land in the neighborhood, including the Villa Providence property in 2003, which by then was in severe disrepair. Driving through the area one day, Ed Pickett, a local contractor, saw a rezoning sign in the front yard of the Villa Providence property and quickly inquired as to the fate of the house. After learning it was to be demolished to make way for a multi-family complex, he was determined to save the house.[13] He was successful in gaining the support of Vice-Mayor Bill Julian who facilitated support from the city council. James Curci, the grandson of Frank and Rosina, with help from Betty Curci Parks and Ed Pickett, galvanized the support of other family members and local residents to save the house. Extensive negotiations were initiated between city officials and developer, Richard Shan, who donated the house to the City of Hallandale Beach in exchange for allowing greater density of new construction to be built in the neighborhood. The group of townhouses next to Villa Providence was named "Curci Village." With grants from the city, the Broward County Commission and the State of Florida, along with public donations, Villa Providence underwent substantial rehabilitation.

Despite being in a state of severe disrepair, with a collapsed roof, severe water and termite damage, and facing funding and use issues, the rehabilitation began in 2006, and the project was finally completed in 2010. Heritage Architectural Associates and the Durable Restoration Company rehabilitated Villa Providence. On August 5, 2010, eighty members of the Curci family joined city officials and residents to celebrate Villa Providence's new lease on life. It was the first time the City of Hallandale had completed the restoration of a historic property.[14] The Villa Providence property is now the major focus of the City of Hallandale Beach Historic Park and serves as a meeting place for the Hallandale Historic Preservation Board. The surrounding area is now made up of modern single-family dwellings located near downtown Hallandale Beach. The historic building is open for public tours and is also the meeting place for the Hallandale Beach Historic Preservation Board. Most of its distinctive architectural features of the Curci House remain intact or have been restored. The effort won the Florida Trust for Historic Preservation Statewide Preservation Adaptive Use Award in 2011.[15]

ARCHITECTURAL CONTEXT

The Italian Renaissance architectural style began in Florence, Italy, in the 14th century, spreading to Rome and Venice, peaking in the mid-16th century. This new architectural style helped mark the transition between

[12] Laurie Curci, DVD Producer, The Curci House "Villa Providence" 2010
[13] Ibid; Ed Pickett. Interview by Bonnie Dearborn, Villa Providence, Hallandale Beach, Florida, January 23, 2013.
[14] Curci
[15] James Curci, Interview by Bonnie Dearborn, Villa Providence, Hallandale Beach, Florida, January 23, 2013

Medieval and Early Modern Europe designs. The Villard Houses in New York, designed by McKim, Mead, and White in 1884, was one of the early notable applications of this style in America. With improvements in simulated masonry exterior fabrics and the ability to apply veneering techniques, various interpretations of the Italian Renaissance architectural style became adaptable for domestic use throughout the country after the turn of the century, although it was not as common as the Craftsman or Colonial Revival styles. This style was typically found in the large metropolitan areas prior to World War I and was popular until the Great Depression. In Florida, however, the Italian Renaissance Revival style of architecture was not as popular as the Spanish Eclectic, Mediterranean Revival styles. Its popularity declined in the late 1930s and was rarely found after the 1940s.[16] Principal features of the Italian Renaissance Revival architecture include stone or masonry veneer construction and a symmetrical main facade. Full-width porches were often defined with repeated rounded arches, resulting in an arcade loggia appearance. The rounded arch rather than the pointed apex characteristic of the previous Gothic Revival period was a noted feature of Renaissance Revival design. A flat roof with prominent cornice, and roof-line balustrade were commonly used. Popular decorative details include quoins, balustrades, pediment windows, molded cornices and belt course.[17]

ARCHITECTURAL SIGNIFICANCE—CRITERION C

Villa Providence, was built as a single family residence. It represents a fine expression of Italian Renaissance Revival style architecture. Its main features include a symmetrical facade, textured stucco and simulated masonry veneer finish, flat roof, single and double full-casement French doors and 6/1-light windows symmetrically placed on all elevations. The first story exhibits a five-bay Renaissance style arched loggia enclosing the full-width terrace supported by masonry veneered piers with stepped voussoir surrounds. The full-width second story terrace with "Old World" style balustrade and large masonry urns crown the full-width arcade terrace below. A molded cornice and belt course frame the straight line parapet surrounding the flat roof, and quoins embrace the corners of the house. A simulated masonry veneer clads the main facade and part of the south and north elevations and exterior chimney. A textured stucco finish with evidence of the original embedded glass painted white covers the remaining elevations. A six-foot square area on the west elevation has a duplication of the original textured stucco embedded with fragments of the colored glass.

FRANK ANTHONY CURCI—CRITERION B

Born in Bordeaux, France, in 1875, Frank Anthony Curci was of Italian descent, the son of a prosperous Italian merchant. The family moved to Milan, Italy, where they lived until 1881, when the family moved to Jacksonville, Florida. Christened Franco Antonio Curcio, he Anglicized his name to Frank Anthony Curci

[16] Virginia & Lee McAlester. A Field Guide to American Houses. Alfred A.Knopf, Inc. 1984, 397-398
[17] Rachel Carley. The Visual Dictionary of American Domestic Architecture. Henry Holt and Company, New York, 1994, 179-182.

after moving to the United States.[18] As an adult, he returned to Europe and studied languages in Paris and music in Milan and later studied floraculture. He became fluent in five languages and was also an accomplished violinist. Upon returning to America, he gained employment as a violinist with the John Philip Sousa Band traveling throughout America, playing his last performance with the Sousa Band at the grand opening of Henry Flagler's Royal Palm Hotel in 1896. On a trip to England in 1894, he met Rosina Brigelle who he married two years later. After leaving the Sousa band, the couple made their home in Cuba, where Frank Curci worked as a merchant. When the Spanish American War broke out in 1898, Frank and Rosina moved to Key West, where Frank ran a mercantile and salvage business, and taught music. After seven years in Key West, he and his family, now with three children, went to Miami, where he acted as an interpreter of foreign languages for the United States government. He toured the west coast and north of Florida in search of a location for a permanent home. He finally settled in Hallandale in 1907, deciding it was the perfect place for farming and believing the area would someday look like the French Riviera. Frank Curci abandoned playing the violin and became a full-time farmer. Hallandale at that time had only a few families, most of whom were farmers or grove men. Curci initially bought a 15-acre citrus and avocado grove from the old Krumblood estate just west of the Florida East Coast Railway track for $800. He and his family lived in a one-story wood frame house located on Dixie Highway and 5th Avenue and had a cow, chickens, and raised vegetables.[19]

Living in a rural farming community with a population of 516 in 1920,[20] Frank and his family would journey to Miami once a month to get supplies, which was an all day affair, often starting out at 3:00 a.m. and returning after dark. Although he knew more about flowers from his studies in floraculture, he became a very successful farmer. He grew vegetables, mostly tomatoes, managed an orange grove, and a pineapple plantation, and built a packing house along the railroad track. Later he got into the construction business and opened a furniture store on the site of their first house. Frank accumulated nearly 500 acres of farmland.[21] The original 15 acres Curci bought were eventually turned into the first nursery in the area called the Bellevue Nursery, which sold coconut palms, eucalyptus trees and various other plants. The Curci property became one of the most attractive in Hallandale. He was the landscape designer for Carl Fisher's property on Fisher Island and also did landscaping for other prominent people in Miami Beach.[22]

During World War I, Frank Curci was a member of the Florida National Guard. One of his duties was to guard the troop train when it stopped for supplies. Frank Curci was also involved in civic affairs and was instrumental in helping Hallandale become incorporated in 1929. Hoping to take advantage of the land boom of the early 1920s, Curci and another farmer, H.C. Schwartz, subdivided land in the southwest area of Hallandale for

[18] James Curci, email Jtcurci52@hotmail.com. To Bonnie Dearborn. July 12, 2013.
[19] "Former Linguist and Violin Player a Successful Farmer," Miami Herald,, August 2, 1921
[20] U.S. Census.
[21] Ibid: Kimes
[22] Curci

development.[23] As he grew older he did less farming, cutting back to growing less than ten acres in tomatoes. He began leasing his land out to sharecroppers and expanded into real estate.

Among all of his accomplishments, Frank Curci is most known for his design and construction of Villa Providence (Photo 29), the Italian Renaissance style home he had built in 1924. Frank and Rosina raised their 11 children (Photo 30), Donald, Anne, Jeanette, Rosalie, Mary, Josephine, John, Theodore, Betty, Virginia and Frank, Jr. in family home. With their children older and on their own, and Frank's health weakening, Frank and Rosina decided to sell Villa Providence in 1955 and moved to a smaller house a few blocks away. Rosina died at age 79 on November 7, 1959, and Frank died at age 87 almost a year later on September 9, 1960.

[23] McGoun

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Parks, Betty Curci, only surviving child of Frank and Rosina Curci. Phone Interview by Bonnie Dearborn, June 8-13, 2013.

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Verbal Boundary Description

The eastern boundary is approximately 100 feet bounded by the property line on the south, northward along SW Second Avenue to the northern edge of the pavered walkway. The northern boundary runs from property line at SW Second Avenue westward 183 feet along the north edge of the pavered walkway and parking area to SW Second Terrace. The western boundary extends southward 100 feet from the north edge of the pavered parking area to the property line. The southern boundary extends 183 feet from the western edge of the property bounded by chain link fence along SW Second Terrace and eastward to edge of the property along SW Second Street.

Boundary Justification

The above described boundaries encompass all of the physical elements associated directly with Villa Providence, a.k.a. Curci House property.

LIST OF PHOTOGRAPHS

1. Villa Providence, 324 S.W. Second Avenue
2. Hallandale Beach, Broward County
3. Bonnie Dearborn
4. January 23, 2013
5. Bonnie Dearborn, 2870 N Clearbrook Circle, Delray Beach, Florida
6. Street View of Villa Providence and the Moffitt House, Looking West
7. Photo 1 of 30

Items 1-5 are the same for the following photographs, unless otherwise noted.

6. Board Fence Located between Villa Providence and Curci Village, Looking Southeast
7. Photo 2 of 30

6. Main (East) Facade of Villa Providence, Looking Southwest toward Driveway
7. Photo 3 of 30

6. West and North Elevations of Villa Providence and West Elevation of Moffitt House, Looking Southeast
7. Photo 4 of 30

6. Main (East) Facade of the J.W. Moffitt House, Looking West
7. Photo 5 of 30

6. Historic Marker in Front of Villa Providence, Looking North
7. Photo 6 of 30

3. Photographer Unknown
4. c. 1924-1925
5. Bonnie Dearborn, 2870 N Clearbrook Circle, Delray Beach, Florida
6. Main (East) Facade of Villa Providence, Looking Northwest
7. Photo 7 of 30

6. Main (East) Facade of Villa Providence, Looking West
7. Photo 8 of 30

6. First Story Porch of Villa Providence, Looking South
7. Photo 9 of 30

6. Main (East) Facade and North Elevation of Villa Providence, Looking Southwest
7. Photo 10 of 30

6. North and West Elevations of Villa Providence, Looking Southeast
7. Photo 11 of 30

6. Rear (West) Elevation of Villa Providence, Looking East from S.W. 2nd Terrace
7. Photo 12 of 30

6. South Elevation of Villa Providence, Looking East
7. Photo 13 of 30

4. c. 1955
6. Main (East) Facade of Villa Providence Guest House, Looking West
7. Photo 14 of 30

6. Main (East) Facade of Villa Providence as Hallandale Sanitarium, Looking West
7. Photo 15 of 30

6. Southwest Elevation, Looking Northeast
7. Photo 16 of 30

6. Southwest Elevation, Reconstructed Embedded Glass, Looking Northeast
7. Photo 17 of 30

6. Restored Parlor Fireplace and Ceramic Inlays, , Looking North
7. Photo 18 of 30

6. Close-up of Restored Ceramic Plaque Inlays, Looking North
7. Photo 19 of 30

6. Rehabilitated Living Room with Enlarged Opening, Looking Southeast.
7. Photo 20 of 30

6. Dining Room Furnished, Looking West
7. Photo 21 of 30

6. Rehabilitated Kitchen, Period Appropriate Features, Looking North

7. Photo 22 of 30

6. Rehabilitated Stairway, Looking North
7. Photo 23 of 30

6. Rehabilitated Bedroom 1 (Original Master Bedroom), Looking Southwest
7. Photo 24 of 30

6. Rehabilitated Second Floor Bathroom, Looking South
7. Photo 25 of 30

6. Rehabilitated Second Floor Bathroom (Detail), Looking South
7. Photo 26s of 30

3. Durable Restoration Company
4. 2005
5. Durable Restoration Company, Cocoa, Florida, Office
6. Main (East) Facade, Looking West
7. Photo 27 of 30

3. Durable Restoration Company
4. 2005
5. Durable Restoration Company, Cocoa, Florida, Office
6. North and West Elevations, Looking Southeast
7. Photo 28 of 30

3. Photographer unknown
4. c. 1930s-1940s
5. Jim Curci Family Album, 7201 McKinley St. Hollywood
6. Frank Curci in rocker in front of Fireplace in Parlor, Looking Northwest
7. Photo 29 of 20

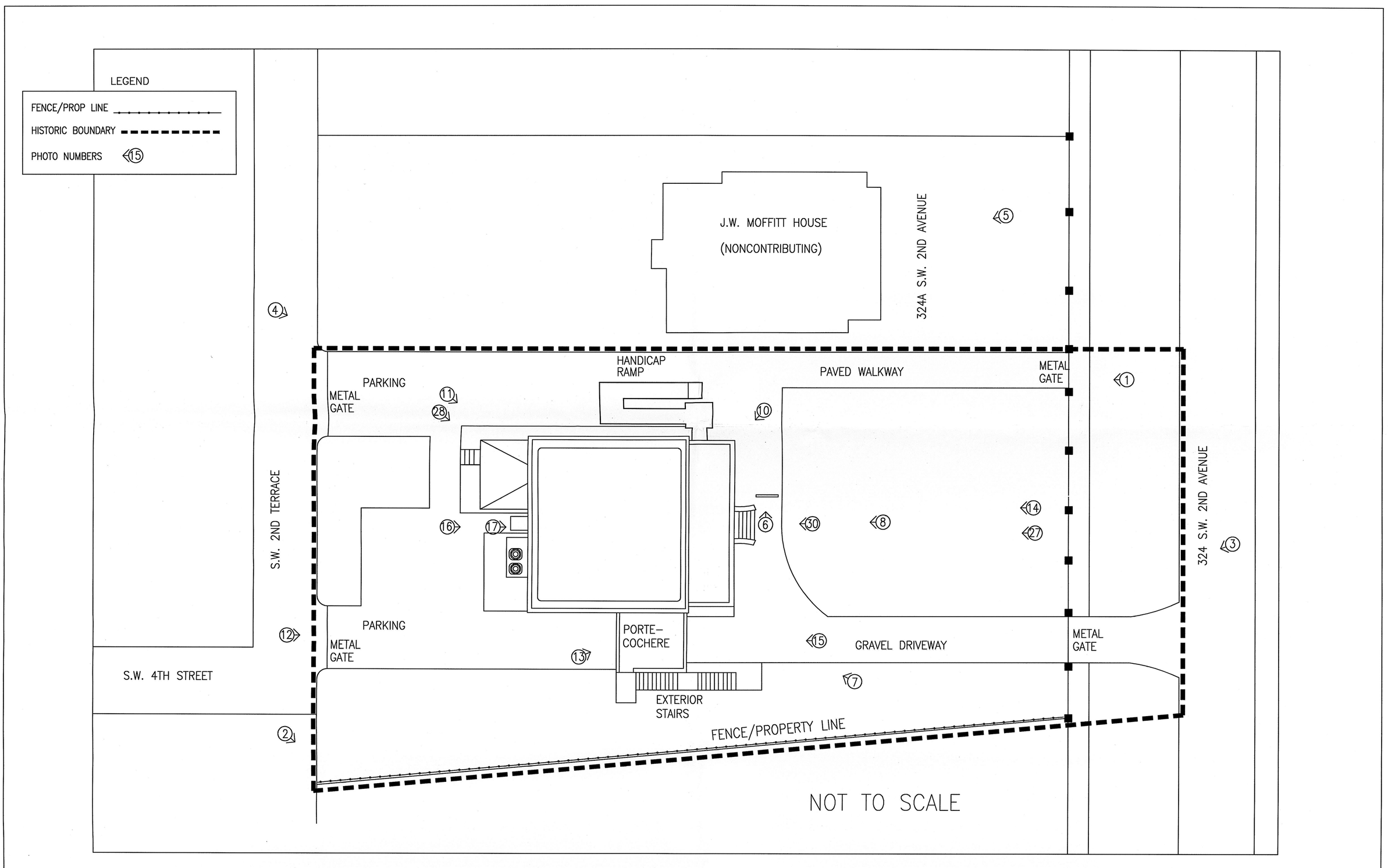
3. Photographer Unknown
4. 1946
5. Bonnie Dearborn, 2870 N Clearbrook Circle, Delray Beach, Florida
6. Curci 50th Wedding Anniversary Main (East) Facade of Villa Providence, Looking West
7. Photo 30 of 30

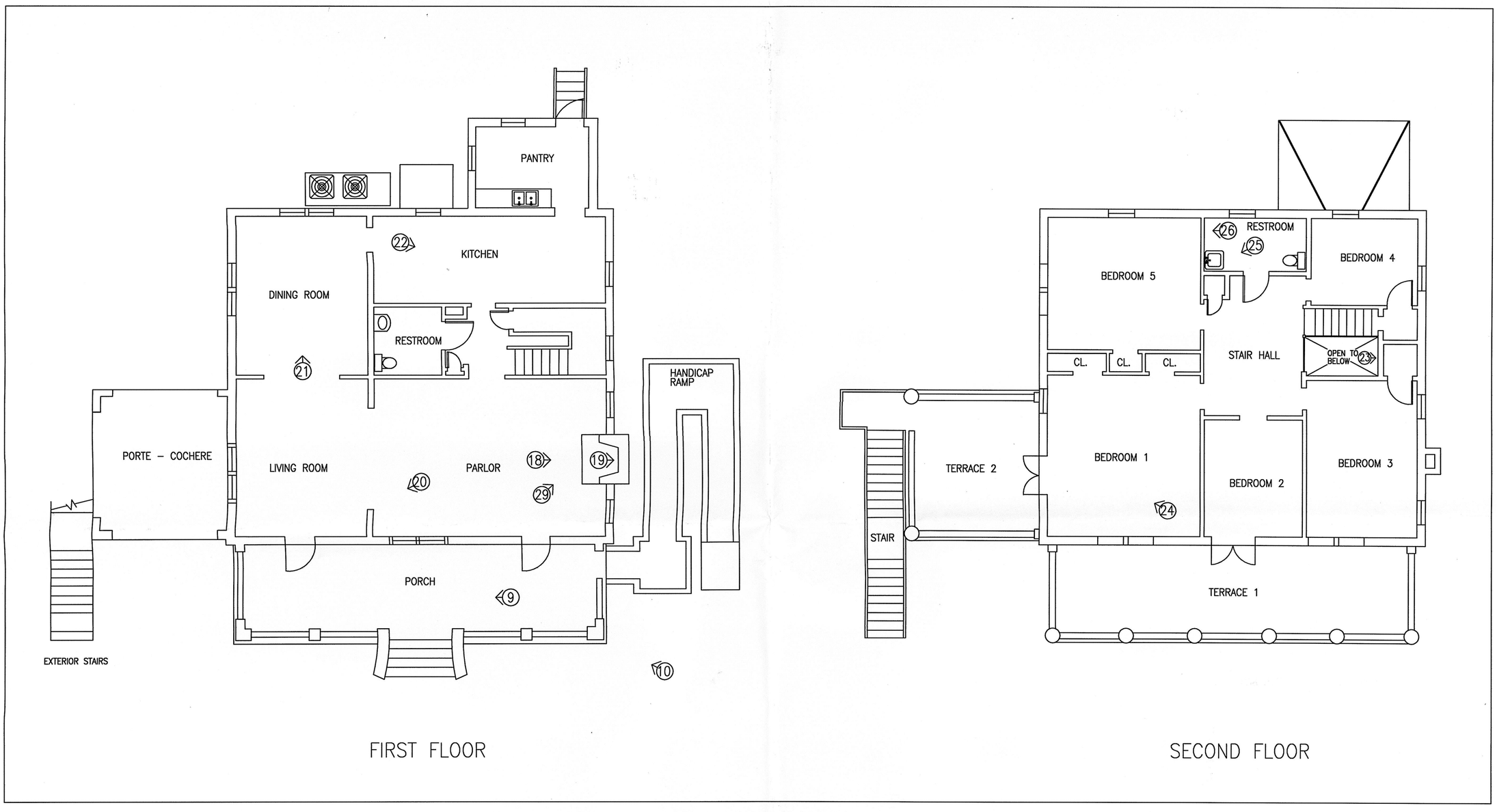
VILLA PROVIDENCE
324 S.W. 2nd Avenue, Hallandale Beach, Florida

UTM References

Zone	Easting	Northing
17	585000	2873848

Latitude 25.981001°
Longitude: -80.150687°





VILLA PROVIDENCE
324 S.W. 2ND AVENUE
HALLANDALE BEACH (BROWARD COUNTY), FLORIDA

0 5 10 15 20
scale feet

HERITAGE ARCHITECTURAL ASSOCIATES
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MIAMI BEACH, FLORIDA 33140
PHONE: 305.761.3642
Email savdakov@heritagearchitectural.com

DRAWN BY: W. CARL SHIVER
DRAWING DATE: SEPTEMBER 2013

THE VILLA PROVIDENCE SITE AND FLOOR PLANS WERE DRAWN BY TRACING RASTERS OF THE SITE AND FLOOR PLANS PROVIDED BY THE BUILDING CONTRACTOR AND OTHER RESOURCES AERIAL AND HISTORIC PHOTOGRAPHS AND ON-SITE VIEWS. THE SITE AND FLOOR PLANS HAVE BEEN DRAWN TO APPROXIMATE SCALE BUT VARIATIONS WERE ALLOWED FOR THE PURPOSE OF CLARITY. THE MAP WAS PREPARED USING THE AUTOCAD COMPUTER DRAWING PROGRAM.

MAP REVIEWED BY: CARL SHIVER
FLORIDA BUREAU OF HISTORIC PRESERVATION
R.A. GRAY BUILDING
500 SOUTH BRONOUGH STREET
TALLAHASSEE, FLORIDA 32399-0250
PHONE NUMBER (850) 245-6333
TOLL FREE NUMBER 1-800-7278
FAX NUMBER (850) 245-6437

DRAWING NUMBER N/A
SHEET NO. 1 OF 1

RESTORATION OF VILLA PROVIDENCE BY:
DURABLE RESTORATION COMPANY
203 N. Atlantic Avenue, Suite 252, Cocoa Beach, Florida 32931
PHONE: 1-800-666-7445

SITE & FLOOR PLANS

DO NOT
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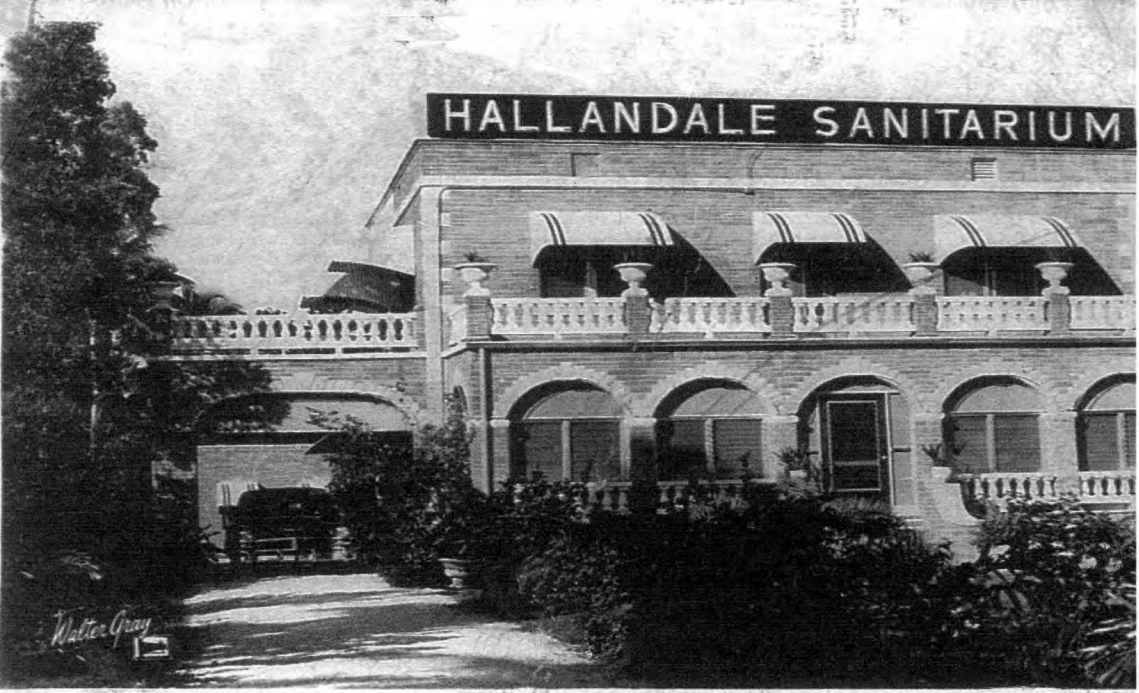
13A

CITY OF
HALLANDALE BEACH
City of Choice
CURCI HOUSE
1924 - Villa Providence
In 1907 Frank Anthony Curci, with his wife Rosina and three small children, settled in Hallandale Beach at SW 5th Avenue and West Dixie Highway. As a pioneer family, they struggled, yet grew prosperous by reinvesting their farming profits into land purchases, which they used for additional tomato fields and fruit groves. As the family grew to a total of eleven children, so did Curci's vision as he expanded into the construction business. Mr. Curci spoke five languages and was also an accomplished violinist, displaying his talents with the John Phillip Susa orchestra during the 1896 grand opening of the Henry Flagler Royal Palm Hotel in Miami.
In 1924, the family built their dream home, "Villa Providence", on their 11 acre site. This Mediterranean style villa was constructed of concrete filled terra-cotta block walls, with Dade pine floors and imported Cuban tile details throughout. The most extraordinary feature was the array of imported Italian color glass that was imbedded in the exterior stucco finish. The Italian glass sparkled in the sunlight and glowed in the moonlight.
In 1926, when the Great Hurricane hit, dozens of nearby residents sought shelter with the family as their homes were damaged or destroyed. The Curci home stood strong, sustaining only minor damage.
Frank, Rosina and family lived in the home until the early 1950's.
A HALLANDALE BEACH HISTORICAL SITE
SPONSORED BY THE HISTORICAL PRESERVATION TRUST AND CITY COMMISSION

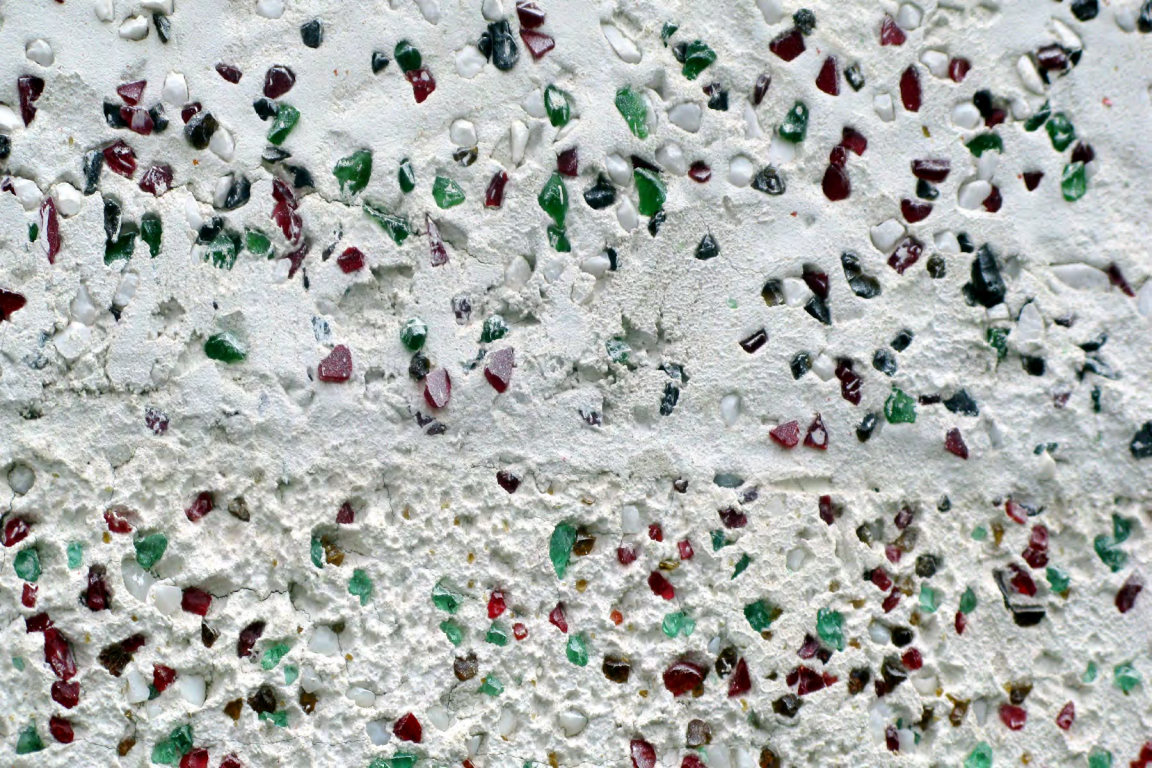
326

DO NOT
ENTER

VILLA PROVIDENCE GUEST HOUSE - *Frank A. Curci, Owner*



THE HOME OF THE AGED AND SICK — 325 S.W. SECOND AVENUE & THIRD STREET, I
Owner, Alice DeCourcey - Pho



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EXIT
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FIRE